

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** September 27, 2017

**Applicant:** Alex Ridgway, Brickmoon Design, for Jeremy & Emily Gatzemeier, owner

**Property:** 1505 Oxford St, Lot 11, Block 136, Houston Heights Subdivision. The property includes a historic 2,100 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Contributing Craftsman Bungalow residence, constructed circa 1915, located in the Houston Heights Historic District East.

**Proposal:** Alteration – Addition

Construct a 1,973 square foot (1,497 sqft conditioned, 430 sqft unconditioned) two-story addition to the rear and side of a 2,144 square foot (1,636 sqft conditioned, 383 sqft unconditioned, 126 sqft covered porch) one-story contributing structure with a 1,000 square foot non-historic addition at the rear, to measure 29' wide (max) by 52' deep (max) by 28' tall. The addition will have:

- 12' and 3' side (north/south) and 3' rear (west) setbacks; front-most portion of the addition is setback 76' from the front (east) property line, 44' front the existing front wall plane, and the addition extends 15' beyond the southern (side) wall plane.
- A pier and beam foundation with 2'-3" finished floor height to match existing; slab foundation in the garage portion of the addition.
- 6" cementitious siding; 1/1 and fixed wood windows.
- A hipped roof with a 5/12 pitch and a 21' eave height; a front-facing gable with a 6/12 pitch and a 10' eave height.

See enclosed detailed project description on p. 7-16 and application materials for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria 1, 4, or 10

**HAHC Action:** Deferred

## APPROVAL CRITERIA

## ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- |                                     |                                     |                                     |  |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;<br><i>The predominant massing scheme for historic properties in the Heights includes a primary residence and a detached, subordinate garage or garage apartment. The contributing structure on this property currently has an attached garage, but the garage reads as a separate, subordinate structure due to its exterior features and massing (slab foundation, lower ridge height, lower eave height, etc.). The massing and exterior features of the proposed addition makes it look as though the lot has two principal structures, which is not compatible with the character of the property.</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;<br><i>The existing residence is characterized by its simple, one-story massing. Though the structure has a 1,000 square foot addition built to the rear, the addition is subordinate to the historic building, and what is visible from the street reads as a garage. Since the addition is highly visible, it should appear as a secondary structure. The addition currently incorporates elements from principal structures (pier and beam foundation, inset stoop, front-facing gable) that give the addition the appearance of a principal structure, which detracts from the character of the historic building. Historic buildings should always appear as the principal structures on the site.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;  |

- ☐ ☒ ☐ (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and  
*The proposed addition results in a massing scheme with an approximately 43' wide span, and creates the appearance of two principal structures on the lot, which is not compatible with the character of the property. While it is common to have two-story structures located at the rear of the lot, they are typically architecturally subordinate and less visible from the street.*
- ☒ ☐ ☐ (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

### STAFF RECOMMENDATIONS

Staff maintains that the most appropriate location for the mass of the addition would be directly behind the existing residence. However, in lieu of relocating the addition, staff believes there are several ways in which the design of the addition can be amended to make the addition more subordinate, and, given the location of the addition, appear as an accessory structure on the lot. Though there is a portion of the first floor of the addition that has a pier and beam foundation (the garage portion has a slab), the siding could be extended down 6" from grade (minimum clearance per code) which would mask the pier and beam foundation and create the appearance of a slab foundation. The front-facing gable could also be hipped and the eave height of the first floor of the addition lowered so that it is subordinate to the historic structure. Additionally, the front-elevation of the addition could have a single wall plane at the first level by eliminating the projection that creates the inset stoop. Staff's recommendations are just some examples of how the addition, in its current location, could achieve the aesthetic of a secondary structure on the lot, which would be more compatible with the character of the property and the building. Staff is amenable to other alterations that achieve the same outcome.



PROPERTY LOCATION

HOUSTON HEIGHTS EAST HISTORIC DISTRICT



1505 Oxford

Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



CONTEXT AREA



*1501 Oxford – Contributing – 1920 (neighbor)*



*1519 Oxford – Contributing – 1920 (neighboring)*



*1531 Oxford – Contributing – 1900 (neighboring)*



*1543 Oxford – Contributing – 1915 (neighboring)*



*1545 Oxford – Contributing – 1920 (neighboring)*

**3D RENDERING – FRONT FACING OXFORD**

PROPOSED



**EAST ELEVATION – FRONT FACING OXFORD**

**EXISTING**

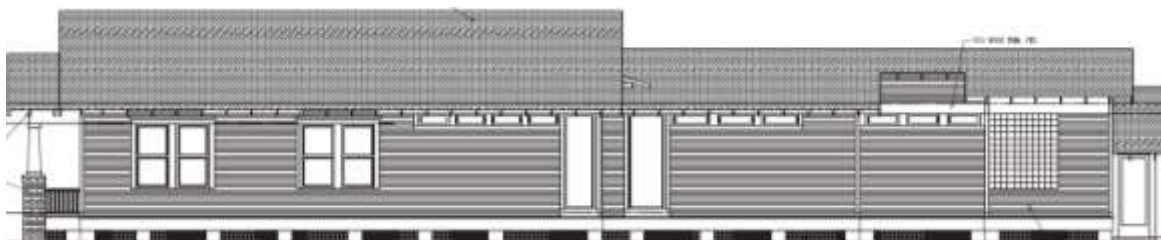


**PROPOSED**

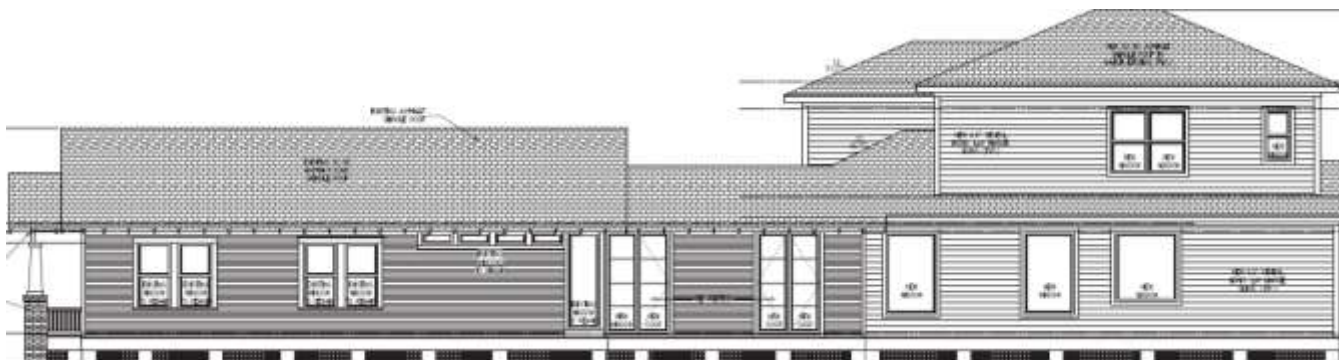


**NORTH SIDE ELEVATION**

EXISTING



PROPOSED



**SOUTH SIDE ELEVATION**

EXISTING

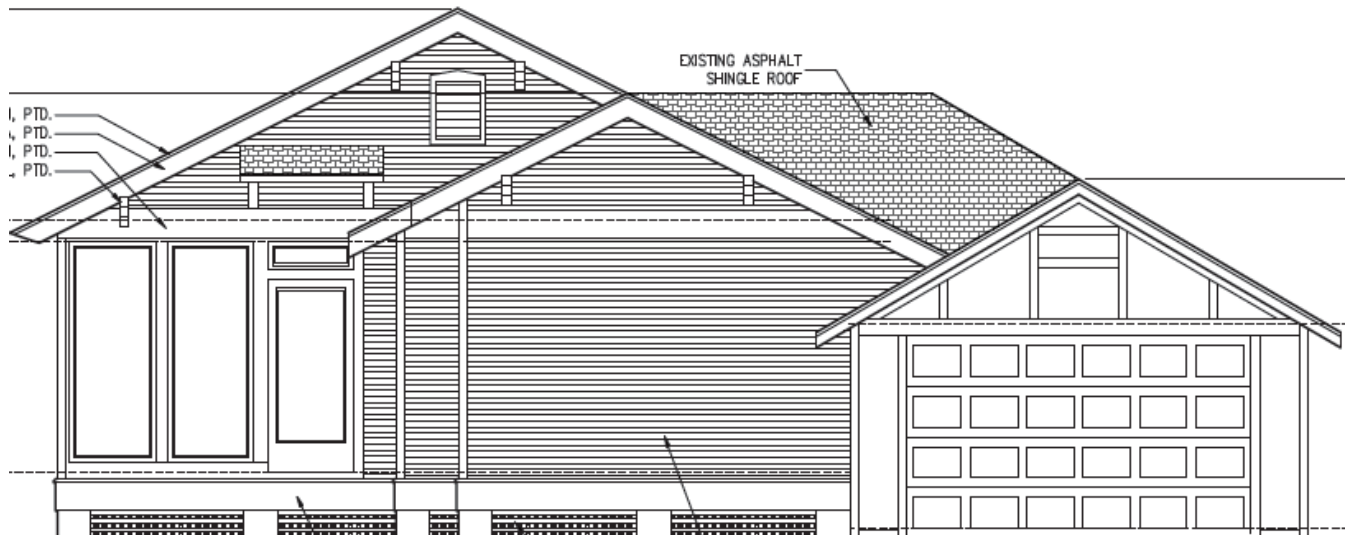


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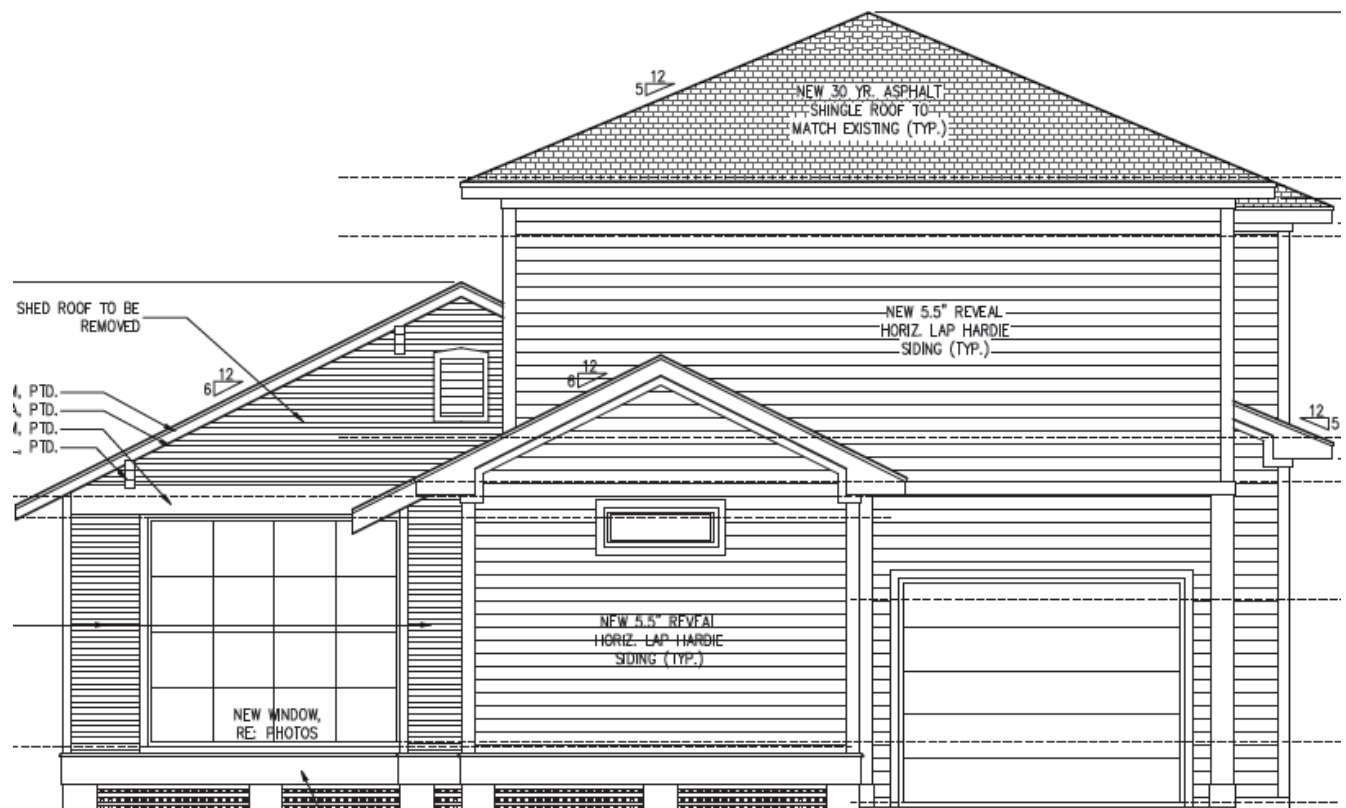


# WEST (REAR) ELEVATION

## EXISTING

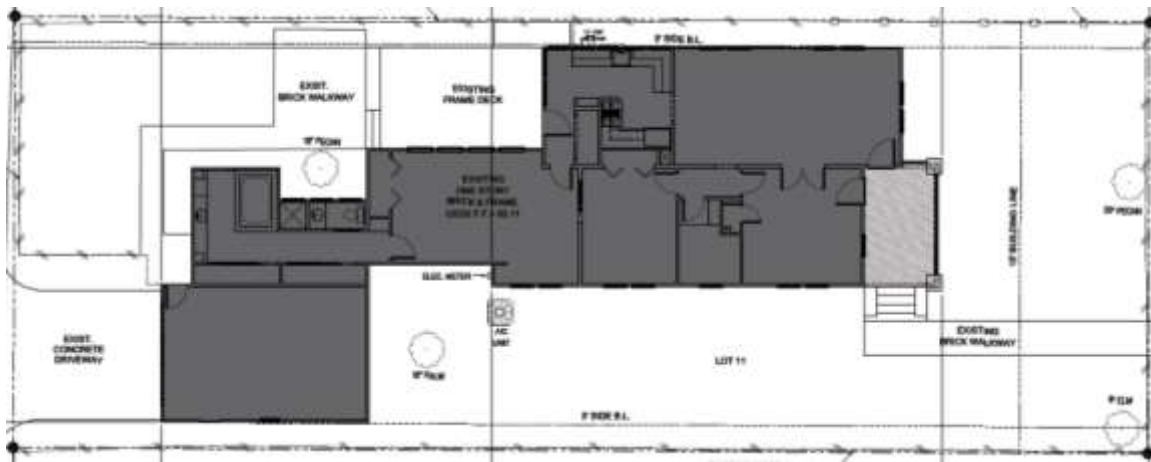


## PROPOSED

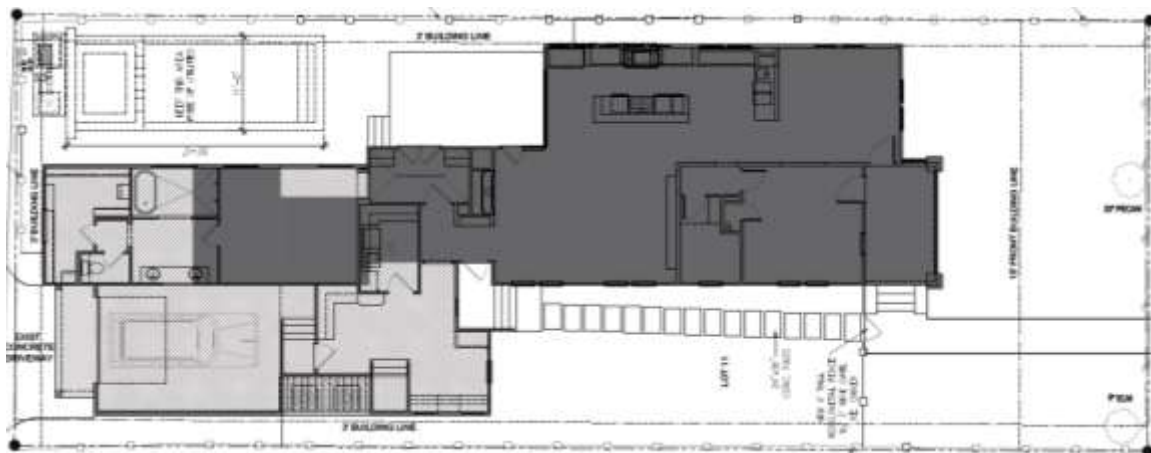




**SITE PLAN**  
**EXISTING**



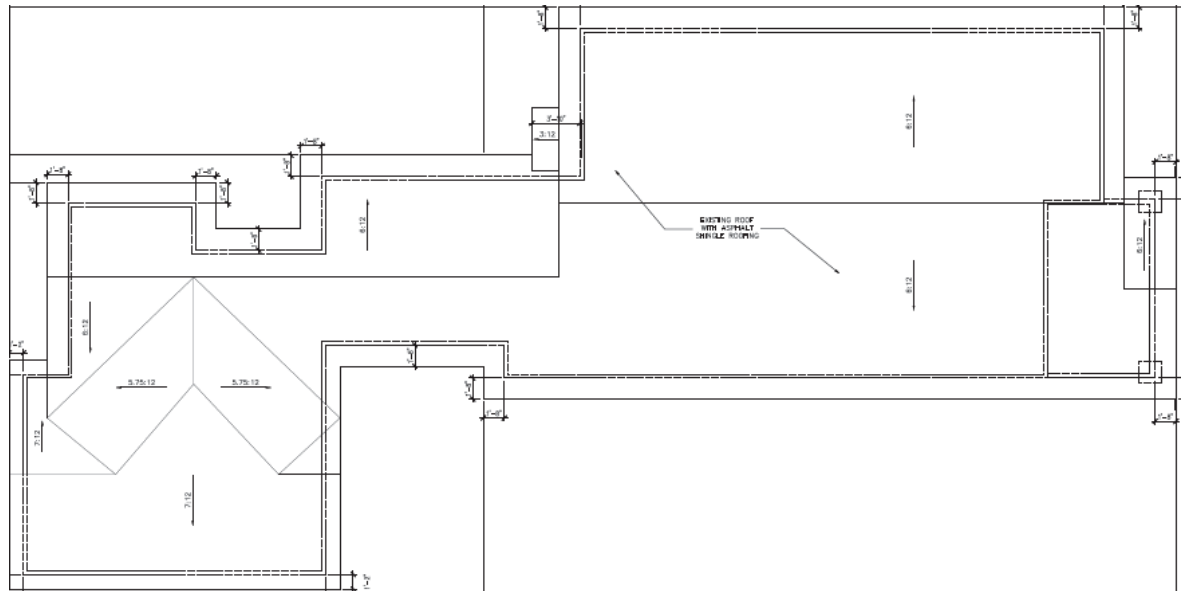
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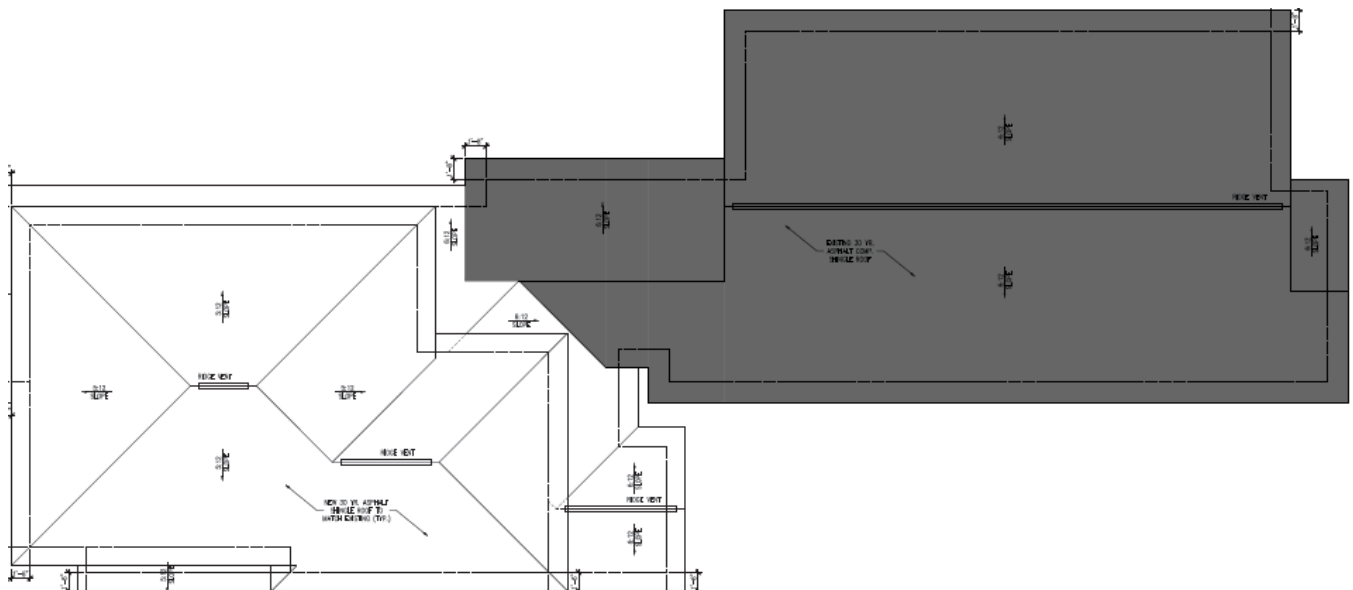


# ROOF PLAN

## EXISTING



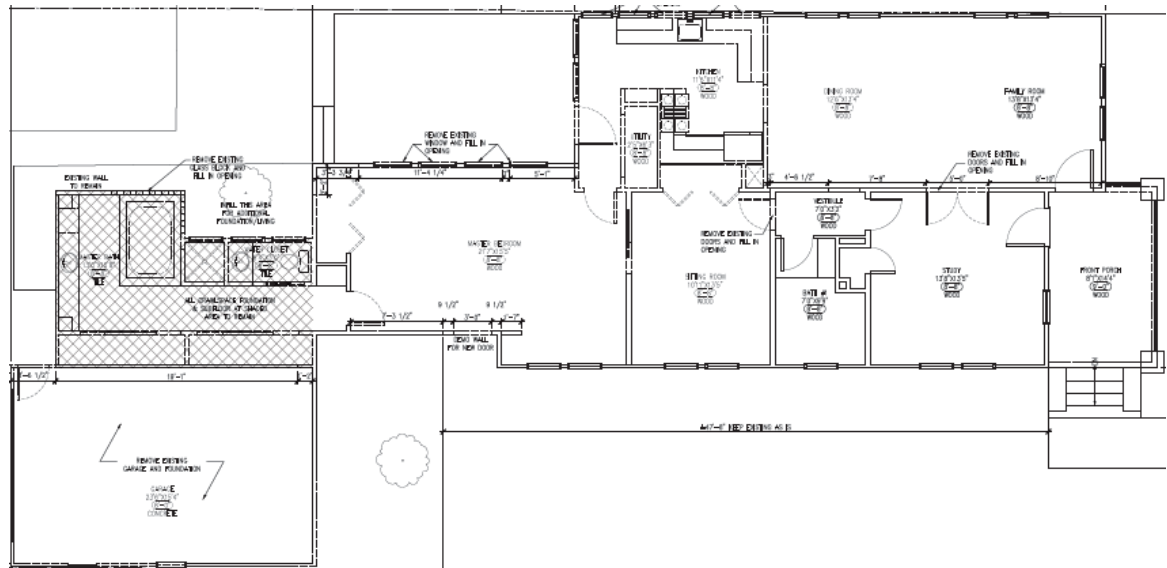
## PROPOSED



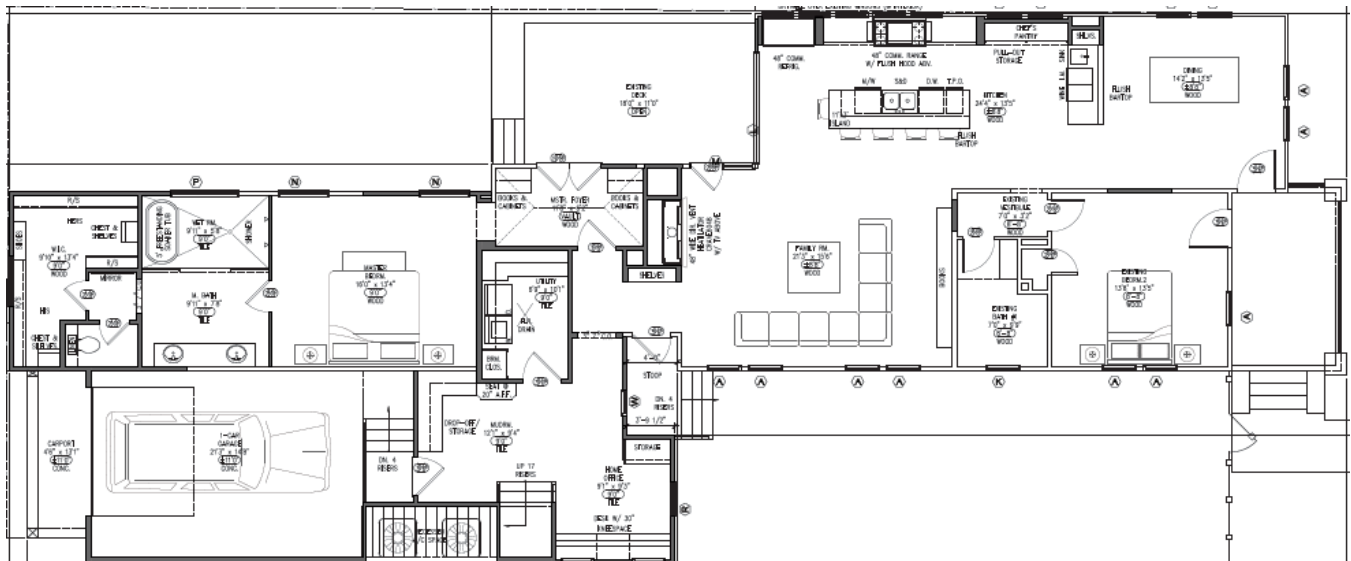


## FIRST FLOOR PLAN

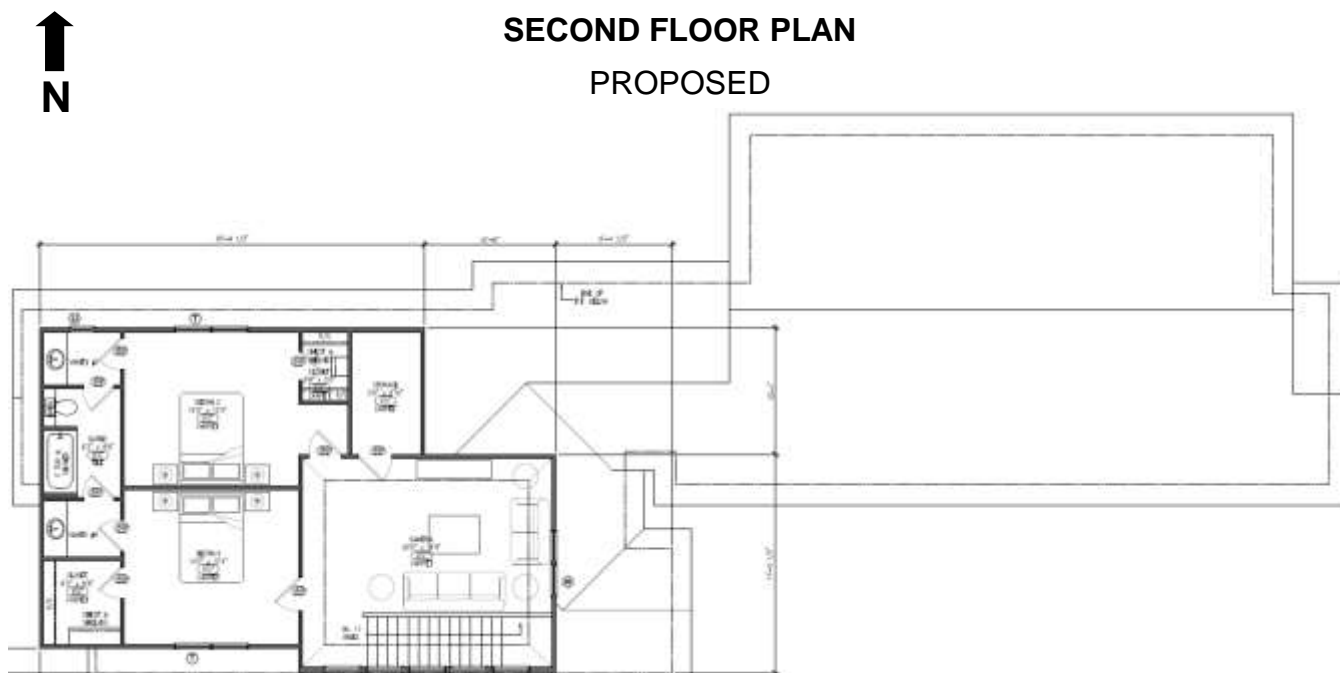
## EXISTING



## PROPOSED



PROPOSED



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**PROJECT DETAILS**

**Shape/Mass:** The existing 2,144 square foot (1,636 sqft conditioned, 383 sqft unconditioned garage, 126 sqft covered porch) one-story residence has a maximum width of 44', a maximum depth of 91', and an 18' ridge height. The residence has an approximately 1,000 square foot non-historic addition at the rear.

The applicant proposes to demolish the existing 383 square foot attached garage and construct a 1,973 square foot (1,497 sqft conditioned, 430 sqft unconditioned garage/carport, 46 sqft ac recess) two-story addition that will have a maximum width of 29', a maximum depth of 52', and a 28' ridge height. The addition will extend 15' beyond the existing southern wall plane.

Total square footage will increase to 3,734 square feet (3,133 sqft conditioned, 476 sqft unconditioned garage/carport, 46 sqft ac recess, 126 sqft covered porch).

**Setbacks:** The existing residence is setback 24' front the front (east), 4' and 3' from the side (north/south), and 17' from the rear (west) property lines.

The proposed addition will be setback 12' and 3' from the side (north/south) property lines, and 3' from the rear (west) property line.

**Foundation:** The existing residence has a pier and beam foundation with a 2'-3" finished floor height.

The proposed addition will have a pier and beam foundation with a 2'-3" finished floor height. The garage portion of the addition will have a slab foundation.

**Windows/Doors:** All historic 1/1 wood windows and the two historic front doors will be retained. The residence also features non-original fixed windows that will be retained.

The proposed addition will have 1/1 and fixed wood windows.

All proposed windows to be inset and recessed. See drawings and window/door schedule for more detail.

**Exterior Materials:** The existing residence is clad in 117 wood siding that will be retained.

The proposed addition will be clad in cementitious siding with a 6" reveal.

**Roof:** The existing residence and non-historic addition have gable roofs with 5/12, 6/12, and 7/12 pitches. The roof has 1'-8" and 1'-6" eave overhangs with exposed rafter tails and a 10' eave height. The roof is covered with composition shingles.

The proposed addition will have a hipped roof with a front-facing gable on the first level. The gable and first level portion of the addition will have a 6/12 pitch, a 1'-6" eave overhang, and a 10' eave height. The second level of the addition will have a 5/12 pitch, a 1'-6" eave overhang, and a 21' eave height. The roof at the first and second level will have enclosed soffits and will be covered with composition shingles.